



CITY OF FALLS CHURCH

MEMORANDUM

Transmitted by Email and First Class Mail

April 20, 2018

Joe Muffler, Vice President
Mill Creek Residential
6701 Democracy Boulevard, Suite 500
Bethesda, MD 20817

Dick Buskell/ Peter Batten
Spectrum Development LLC
P.O. Box 937
Vienna, Virginia 22183

RE: ***Mason Row/Founders Row Site Plan and Subdivision (Consolidation) Plat (Munis #2013-1165) Submission 2*** – Site plan and subdivision (consolidation) applications for mixed-use project by Mill Creek Residential and Spectrum Development LLC for properties known as 916, 920, 922, 924, 926, 928, 930, 932 & 934, West Broad Street and 919, 921 & 925 Park Avenue (Real Property Code #s 51-202-009 through 51-202-015, 51-202-003, 51-202-004, 51-202005, 51-202-028 and 51-202-028 Outlot)

Dear Mr. Muffler, Mr. Buskell & Mr. Batten,

The City staff has reviewed the 2nd Submission for the above referenced application package for the Mason Row/Founders Row mixed-use development dated February 8 and 20, 2018 that includes the following documents:

- Response to Comments;
- Site Plan;
- Architectural elevations;
- Parking Reduction and Management Report Plan;
- Transportation Management Plan;
- Signal Warrant Analysis, N. West St/Park Ave/Mason Ave
- Signal Warrant Analysis, W. Broad St/East Site Entrance; and
- Final Consolidation Plat

This letter and its associated attachments transmit the staff comments for your review and response.

APPLICATION SUMMARY

The following is a summary of the proposed Mason Row/Founders Row mixed-use development project application materials and requested land use and zoning changes.

Proposed Development Project:

Applicant(s): Mill Creek Residential and Spectrum Development, LLC

Site: Consolidating twelve (12) separate parcels totaling 4.3 acres to build an approved mixed-use development. The site is located in the 900 block of W. Broad Street; 100-200 block of N. West Street and portion of 900 block of Park Avenue.

Project: A six (6) story mixed-use building comprised of the following elements:

- Six-story mixed-use building with a ground floor retail use of approximately 63,302 square feet in addition to a movie theater with 800 seats;
- Five-story residential multi-family rental apartments with 322 units above one story ground floor retail spaces;
- Five-story age-restricted apartments with 72 units above one story ground floor retail uses (subject to amendment of Special Exception Resolution 2016-04); and
- Above and below-grade parking garage; and
- Average building height of generally six (6) stories and up to 79 feet (Special Exception 2016-04 approved for up to 85 feet).

STAFF REVIEW COMMENTS

Key Items and Issues

The following is a list of key site plan related items, issues or actions that need to be further reviewed and discussed with staff and Planning Commission and then addressed in future submissions. These issues are also discussed in greater detail in the staff technical comments referenced below.

Key Review Items and Issues:

1. The site plan architectural elevation changes to date have improved, but may need further refinement in some areas in terms of building architectural design, materials and colors in order to reflect the special exception architectural elevations for compatibility and design quality.

2. Grove Avenue speed tables – coordination required between City staff and Grove Avenue residents. Pending staff meeting with neighborhood may need your traffic consultant's assistance.
3. The process to determine the eastern building facade art in a collaborative community format and process should start now and be completed along within the site plan and special exception amendment and not a site plan amendment post-site plan.
4. As discussed, the revision to “from face of curb” in the voluntary concessions should be proposed as part of the special exception amendment request, subject to City Council approval. {VC #6, Page 9: *setback is stated as being at least 20' from back of curb along West Broad and West Streets. The site plan shows measurements from face of curb, which is consistent with the zoning ordinance*}.
5. Special Exception Amendment will need final approval by City Council before site plan final public hearing and approval by the Planning Commission. (See schedule below for interim site plan process items and events).

Requested Action Items (Waivers and Modifications):

1. Parking modification for required parking is requested from 1,062 to 1,035 (Site Plan C-0102) for an overall 3 percent reduction.
2. [Waiver] To allow a commercial entrance to be within 100 foot distance from an “R” residential district (Section 48-938 (d) city code). On Park Avenue the planned commercial entrance is within 50 feet across the street of an existing “R” district.
3. [Waiver] landscaping buffer density – eastern boundary to modify and reduce the quantity of required shade trees due to underground storm utilities in the 20 foot buffer area. (Sheet L3.0)

The memo and associated attachments provide staff review comments on the 2nd submission. With your next submission, please provide a response letter in annotated format addressing all comments:

Planning

Planning/Development Review – Gary Fuller, Deputy Planning Director, 703-248-5039
Carly Aubrey, Principal Planner, 703-248-5106

Voluntary Concessions

1. The voluntary concessions limited residential square footage to 372,245 including lofts. With the addition of age-restricted apartments, the new residential square footage is 446,229 (Sheet C-0202). This requested change is part of the special exception amendment request and is subject to City Council approval.
2. VC #6, Page 9: setback is stated as being at least 20' from back of curb along W. Broad and West Streets. The site plan shows measurements from face of curb, which is

consistent with the zoning ordinance. As discussed, the revision to “from face of curb” in the voluntary concessions should be proposed as part of the special exception amendment request, subject to City Council approval.

3. VC#6, Page 11: minimum of 5 EV charging stations and conduit for 5 more. Only 3 designated EV stations are indicated on Sheet A1.01 and there does not appear to be a conduit.
4. VC#9 re: dark sky lighting; RTC #61 has a statement regarding fixtures, but unclear how or if this has been addressed on site plan.
5. A plan for construction management and worker parking in the form of a Construction Parking Plan and a Construction Traffic and Staging Plan is needed prior to demolition and build permit issuance (See Voluntary Concessions #21).
6. Planning Staff to provide reorganized, chronological list of Voluntary Concessions, Community Benefits, Terms and Conditions (VCs), based on due dates with requirements and parties involved for completion - Pending from Planning Staff [*Add as new sheet to site plan for tracking purposes and clarity.*]

Site Plan Requirements

Site Plan

7. Parking modification for required parking is requested from 1,062 to 1,035 (Site Plan C-0102) for an overall 3 percent reduction requested. The Parking Reduction and Parking Management Plan states that there are to be 1,031 parking spaces provided, please clarify.
8. Sheet C-0401: Note #7 – it is unclear if city services (trash, snow plow) are intended to be provided?
9. Sheet C-0409: are larger trucks anticipated to use the site?
10. Sheet E1: the electronic version of this sheet is different than the hard copies. Please inform which one is the correct version.
11. Sheet L2.1, L2.6 and RTC: It is stated that the pedestrian zone in the Streetscape Standards is a minimum of 6’; however, it is 9’-10’ for 20’ setback areas. VC #6 may allow for flexibility down to 6’ for outdoor dining, but that is not the standard.
12. Sheet L2.0 has grey color for R.07, R.09 and R.11 streetlight details; black is required per new streetscape standards
13. NOTE for Changes [No response needed]: Sheet C-0201: Office square footage reduced to 4,946 sf; VC/CDP had 5,317 sf...explanation provided, due to the site entrance and complexities of the loading area at the southeast corner of the site it was reduced in size.

Architectural Elevations

14. All sheets: materials appear to be really dark in color. Plan to provide material boards prior to Planning Commission work sessions or public hearings.
15. Sheet A2-02: are elevations labeled wrong, Elevation 1 should be 2, to match the sheet legend.

16. RTC #186 states that a screen has been included at the east elevation opening to the loading dock. It does look shaded, but it is not labeled as to materials or height of screen.
17. The Owner has agreed to provide art as shown on Option A for treatment of the East Façade, as shown on drawing A.2.1.a, dated December 9, 2015 (See Voluntary Concession #19). The process to determine the eastern building facade art in a collaborative community format and process should start now and be completed along with site plan and special exception amendment and not a site plan amendment post-site plan.

Subdivision Plats

Preliminary Plat

18. Sheet C-0304: Easement along West Street need to be 20' from curb needs to be consistent with VC#6. Need to change VC with current Special Exception Amendment.
19. Sheet C-0304: include contour lines [Sec. 38-58(5)]
20. Sheet C-0305: Survey notes #1 has previous zoning district(s).
21. Sheet C-0305: Survey notes list current owners of individual parcels; final plat has owner as Mason Row Apartments LLC. If, Final Plat is to be recorded after purchasing all current owned subject site properties then ownership by Mason Row Apartments LLC appears valid for current approval consideration.

Final Plat

22. Easement along West Street needs to be 20' from curb needs to be consistent with VC#6. Need to change VC with current Special Exception Amendment.

Response to Comments

23. #29, Page 4: Comment not fully addressed re: tabulation of façade materials between SE and site plan.
24. #43, Page 6: comment states to see updated landscape plans re: east elevation landscaping/easement, but it's not clear if anything has changed.
25. Easement between city and church has been indicated by the Applicant has been resolved. Please provide further detailed documentation and show on all relevant plan and plat sheets.

Transportation Planning – Kerri Oddenino, Planner, 703-248-5477

See memorandum, dated March 23, 2018 for transportation planning comments and further details (Enclosure 1).

Zoning

John Boyle, Zoning Administrator, 703-248-5126

See memorandum, dated March 16, 2018 for comments and further details (Enclosure 2).

Department of Public Works

Civil/Transportation Engineering – Jason Widstrom, Principal Engineer, 703-248-5026

Urban Forestry – Katherine Reich, City Arborist, 703-548-5183

Solid Waste – Chris McGough, Solid Waste Coordinator, 703-248-5456

See memorandum, dated March 28, 2018 for comments and further details (Enclosure 3)

Building Safety

Doug Fraser, Building Official, 703-248-5087

See memorandum, dated March 19, 2018 for comments and further details (Enclosure 4)

Fire Official

Captain Tom Polera, Fire Official, 703-248-5087

No comments received – Building Safety comments address fire safety related items.

Housing and Human Services

Nancy Vincent, Director of Human Services, 703-248-5191

See memorandum, dated March 13, 2018 for comments and further details (Enclosure 5)

NOVA Parks

Mike DePue, Land Manager, 703-359-4615

See memorandum, dated April 12, 2018 for comments and further details (Enclosure 6)

Police

No comments received.

Fairfax Water

Ross Stilling, P.E., 703-289-6385.

See attached materials, dated March 16, 2018 for comments and further details (Enclosure 7).

----- End Staff Comments -----

General schedule:

A general tentative schedule for the Mason Row/Founders Row site plan process and required final review is provided:

Task/Action

Date(s)

Applicant Resubmission Revised Site Plans and Elevations

Feb. 21

Staff review and comments compiled

April 20

- Letter to Applicant 2nd Review Staff Comments

Architectural Advisory Board – Meeting #2 Review/recommendations on Site Plan Application

June 6 or
July 5

- 10 color copies of application materials (incl. color 11x17 Elevations, Site Plan & Landscaping plan sheets) Three weeks in advance of AAB meeting (1st Wednesday, monthly)

Planning Commission Work Session on Site Plan

May/June

- 15 copies of application materials (incl. color 11x17 Elevations, Site Plan and Landscaping sheets)

Joint City Council/Planning Commission Work Session on Special Exception Amendment (TBD based upon final application with Theater lease).

May/June

Planning Commission Public Hearing/Final Action - Site Plan

TBD

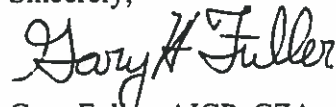
- 18 copies of application materials (two redlined) (incl. color 11x17 Elevations, Site Plan and Landscaping sheets)
- To be determined in coordination with, and post Special Exception Amendment approval

*****Schedule subject to change*****

When re-submitting, please provide a CD with complete application re-submission along with an annotated response to the comments provided in this letter.

If you have any questions, please feel free to call Carly Aubrey or me at 703-248-5040 or the respective city staff listed for specific technical questions.

Sincerely,



Gary Fuller, AICP, CZA
Deputy Planning Director



Carly Aubrey, AICP
Principal Planner

Cc: Paul Stoddard, AICP, Planning Director/CPEDS
James Snyder, Director CPEDS

Enclosures:

1. Memo from Planner, Kerri Oddenino, dated March 23, 2018
2. Memo from Zoning Administrator, John Boyle, dated March 16, 2018
3. Memo from Department of Public Works, Jason Widstrom, Katherine Reich, Chris McGough, dated March 28, 2018

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4. Memo from Building Safety, Doug Fraser, dated March 19, 2018
5. Memo from Housing and Human Services, Nancy Vincent, dated March 13, 2018
6. Memo from NOVA Parks, Mike DePue, dated April 12, 2018
7. Plan annotated notes from Fairfax Water, dated March 16, 2018



CITY OF FALLS CHURCH

DATE: March 23, 2018

TO: Gary H. Fuller, AICP, Deputy Director of Planning
Carly Aubrey, AICP, Principal Planner

CC: Paul Stoddard, AICP, Director of Planning
Jeff Sikes, Transportation Planner
Jason Widstrom, PE, Principal Engineer
Jennifer Wang, Transportation Engineer

FROM: Kerri Oddenino, Planner

SUBJECT: Mason Row Site Plan Second Submission, Transportation Planning Review

Please find below my transportation planning comments and recommendations regarding the Mason Row site plan second submission. These comments and recommendations respond to the following documents dated February 20, 2018:

1. Site Plan,
2. Elevations,
3. Transportation Management Plan,
4. Parking Reduction and Parking Management Plan,
5. Signal Warrant Analysis for North West Street/Park Avenue/Mason Avenue and,
6. Signal Warrant Analysis for West Broad Street/East Site Entrance.

Policy Guidance

These comments are motivated by the following policy guidance:

- Approved Mason Row Conceptual Development Plan and Voluntary Concessions
- Comprehensive Plan
- West Broad Street Small Area Plan
- City's Design Guidelines
- Streetscape Design Standards for Commercial Streets
- Bus Stop and Bus Shelter Master Plan
- Bicycle Master Plan

Comments Requiring a Response

Intersection and Street Geometry

North West Street & Grove Avenue Intersection (Sheet C-0401)

1. The second Site Plan Submission shows a dedicated left turn lane onto Grove Avenue and one through lane continuing on North West Street. That configuration is consistent with the approved Conceptual Development Plan and should be maintained. The pedestrian refuge on North West Street should be enlarged. The pedestrian refuge should be extended to include both sides of the crosswalk, and the edge of the refuge should line up with the curb line of Grove Avenue. This change will increase pedestrian safety by allowing pedestrians to cross just one travel lane at a time. The lane markings are unclear, I recommend a meeting with the applicant's engineer to discuss.

West Broad Street & West Street Intersection (Sheet C-0401)

1. As discussed during our meeting on January 25, 2017, the Second Site Plan Submission does not show the nose of the median being pulled out beyond the crosswalk that connects the Mason Row site and the Taco Bell site. The median should be reviewed later for pedestrian safety.

Sidewalk Materials

Brick Pavers

1. Brick paver sidewalk materials appear to be shown on West Broad Street in the Second Site Plan Submission. Please confirm that brick pavers continue to be used as the sidewalk wraps around from West Broad Street and onto North West Street and Park Avenue. Brick pavers are the material of choice in the City's commercial areas and are recommended in the City's Streetscape Standards.

Automobile Parking

Drive Aisles (Sheets A1.07-A1.09)

2. The northeast most drive aisles in level P0 of the parking garage appear to lack space to turn around or have dead ends. The parking spaces at the end of these rows should be considered for removal to allow for turning space and drive aisles.

Bicycle Parking

Secure Bike Parking Location (Sheets A1.08, A2.02 and A2.03)

3. The area for secure bicycle parking is shown on garage level 1, level 1A, PO, P1 and P2. More information is needed about how people on bikes should access bike parking and travel within the garage. A meeting is recommended with the applicant's engineers to discuss.
4. Additional details are needed for bike parking areas to show how the bicycle system will be set up, which type of system will be used and how the designated areas will accommodate the required parking.
5. Confirm bike racks referenced on sheet A4.04 are consistent with bike rack detail on sheet L2.1.

Short-Term Parking (Sheet C-0401)

6. The proposed sidewalk bicycle racks appear concentrated in some areas and sparse in others. The bike rack locations should be reviewed to confirm that each door has a bike rack located within 50 feet. See especially the door along West Broad Street near the intersection with West Street and the door along West Street near the entrance to Market Square. Bike racks should also be provided within the building zone, and in Market square within 50 feet of doors.
7. Please confirm that bicycle racks are spaced a minimum of 3' apart as shown in the Bike Rack Spacing Standards.

Neighborhood Connections

Grove Avenue & W&OD (Sheet L1.0)

8. The City's recently adopted W&OD Master Plan shows at-grade crossings with the W&OD being updated with three safety features: (1) raised crossings, (2) narrowed crossings, and (3) special paving materials. Voluntary Concession 11 agrees to narrow the crossing and raised the crossing – two of the three features identified in the City's W&OD Plan.

As discussed with City staff, the applicant, and NOVA Parks, special paving materials should be used on either side of the crossing. Materials to be used should be shown on sheet L1.0.

Grove Avenue (no sheet)

9. Per voluntary concession 11, the developer agreed to install three speed tables along Grove Avenue to calm traffic. City staff should identify locations for these tables in consultation with neighborhood residents.

Park Avenue (Sheet C-0401)

10. The West Broad Street Small Area Plan calls for redevelopment to celebrate existing residential neighborhoods through urban design including gateway features like special paving, signs, and pillars (page 3-3). This look could be achieved along Park Avenue by repurposing a portion of

proposed parallel parking spaces for additional planting spaces for street trees or other greenery not only on the site's frontage as shown, but on the other side of the street as well.

Transportation Demand Management (TDM) and Parking Management

Residential Parking Reduction (page 5)

11. The applicant is requesting a parking rate of 1.32 spaces per unit. According to the 2011-2015 American Community Survey (ACS) conducted by the U.S. Census Bureau, the average number of vehicles in renter-occupied units in the City of Falls Church is 1.18. At this level of analysis, the proposed rate of 1.32 spaces per unit is greater than the current demand for automobile parking in renter-occupied units.

Table: Vehicles Available per Renter-Occupied Household in Falls Church, Virginia

| Number of Vehicles Available | Number of Households |
|-------------------------------------|-----------------------------|
| 0 | 244 |
| 1 | 1,347 |
| 2 | 512 |
| 3 | 0 |
| 4 | 21 |
| 5 or more | 11 |

Source U.S. Census Bureau, American Community Survey 2011-2015 5-Year Estimates

Transportation Demand Management Plan (pages 8-9)

1. The TMP should follow the City's standard template, which includes (1) a preamble briefly explaining the benefits of TDM, (2) specific goals for the site (as specified in the Voluntary Concessions), and (3) a table summarizing techniques that will be used to achieve the site specific goals. For each group of site users (residents, residential guests, employees, retail customers, hotel guests, and movie patrons) techniques should be broken down into four groups: (1) Site Design, Infrastructure and Options, (2) Promotion, Education, and, Incentives, (3) Monitoring and Enforcement, and (4) Adaptive Management. See attachment 2 for a sample TDM plan using the City's template.

Annual Monitoring (pages 12-13)

12. The Parking Management Plan references annual monitoring for the first three years of occupancy. As part of the TDM Plan, annual reports are provided until such time after full occupancy when two (2) years consecutive commute surveys and trip counts demonstrate compliance with goals for the site as established by the Voluntary Concessions. The TDM Plan should be updated so that an annual report of TDM related activities of the site is provided each year for the life of the project.
13. Because the parking supply is segmented by use, data collection and reporting should be similarly segmented. In addition to the summary statistics described in the Parking Management Plan, all data collected should be supplied to City staff.

Comments Previously Addressed and Recorded for Reference

North West Street & Grove Avenue Intersection (Sheet C-0401)

1. The turning radius at the east corner of the North West Street and Grove Avenue intersection has been reduced to 35.0 feet. This turning radius should be maintained in order to increase traveler safety. The 73.0 foot turning radius at the south corner of the intersection remains to allow traffic to flow around the turn without interfering with vehicles in the turn lane onto Grove Avenue.

North West Street & Park Avenue Intersection (Sheet C-0401)

1. The northeast corner of the intersection has a turning radius of 25'. The north corner of the intersection shows a turning radius of 25'. This configuration increases traveler safety and should be maintained.

Sidewalk Dining (Sheet C-0401)

1. Areas for outdoor dining have been identified within the building zone and on the sidewalk adjacent to the building. Typical cross sections show 6' clear space. The City's Streetscape Standards recommend a 10' pedestrian clear space. The Streetscape Standards allow for exceptions and flexibility where these exceptions enhance the City's brand and support the stated goals. One of the goals of the Streetscape Standards is to create a "sense of place" that is enjoyable, memorable, and provides connective and harmonious outdoor spaces. Allowing additional space for outdoor dining while still providing accessible pedestrian clear space will contribute to the vibrancy and sense of place in the City.

North West Street Sidewalk (Sheet C-0401)

1. The proposed sidewalk along North West Street traveling adjacent to the W&OD Park has a continuous 5 foot planting buffer, as does the space in and near the intersection with Park Avenue. This buffer helps to provide a transition between the commercial development and adjacent residential area and should be maintained.

Broad Street Pedestrian Crossing (Sheet L1.0)

1. Consistent with the West Broad Street Small Area Plan, a brick paver crosswalk is shown at the new signalized crossing instead of a painted crosswalk. This feature should be maintained.

Bus Shelter (Sheet L2.2)

1. The bus stop name has been updated to read: W BROAD ST & N WEST ST. This feature should be maintained.

Steeple Court (Sheet C-0401)

1. Striping is proposed in the Steeple Court intersection to deter motorists from blocking the entrance/exit to Steeple Court. This is a deviation from the Conceptual Development Plan that achieves the same purpose. The design is effective at deterring motorists from blocking the intersection with Steeple Court and should be maintained.

Alternate Modes – Bus Routes (page 8)

1. The bus routing information included in the parking reduction request has been updated with the latest schedule changes. The 28A still provides service between the site and the West Falls Church Metro. The 3T line no longer serves W Broad Street.



CITY OF FALLS CHURCH

MEMORANDUM

DATE: March 16, 2018
TO: Carly Aubrey, Senior Planner
FROM: John C. Boyle, Zoning Administrator
SUBJECT: Mason Row Site Plan

I have reviewed the site plan submitted for the Mason Row project routed March 2, 2018 and have the following comments:

1. Confirm the parking space dimension typicals shown on sheet A4-02 will be consistently applied throughout the site at a minimum. Staff will be requiring an as-built to confirm parking space dimensions.
2. Dead-end aisles are reduced, but still present. If these cannot be remedied by plan, you are strongly urged to implement a "smart garage" system, such as that used at the BWI garage and at the Mosaic development, whereby information boards display the number of available spaces, and each space has a light indicating whether it is occupied or not.
3. Confirm overhead clearance in loading spaces of at least 15 feet.
4. Confirm all transformers comply with the provisions of Sec. 48-1102(j), particularly with regard to location and screening:
"All utility pedestals, transformers, switchgear, air conditioning equipment and concrete foundation pads associated with underground installation, connection and distribution shall be placed, at or below grade level, at least three feet from the side or rear lot lines. Placement shall not be in yards abutting streets. Each apparatus shall be effectively screened from pedestrian view by shrubbery or architectural material compatible with the exterior of the principal structure. If such apparatus is air handling with exhaust or blower, it shall be so located as not to vent toward immediately contiguous property."
5. Reminder due to the scope of this project: Provide a CONSTRUCTION PARKING PLAN describing how vehicle access to the site will be managed, where construction vehicles will be staged and where workers will park.



CITY OF FALLS CHURCH

DATE: March 28, 2018

TO: Gary Fuller – Principal Planner
Carly Aubrey – Senior Planner

FROM: Chris McGough – Solid Waste Coordinator
Kate Reich – City Arborist
Jason Widstrom – Civil Engineer

SUBJECT: Site Plan Review
Founder's Row, 900 block of W Broad St & N West St/Park Ave
MUNIS #20131165, Submittal #2

The Department of Public Works has reviewed the Site Plan submitted for Founder's Row dated February 20, 2018. The following outstanding comments must be addressed prior to final approval:

1. We request the removal of the proposed crosswalk and pedestrian refuge at the intersection of N. West St. and Grove Ave. We strongly believe the crosswalk is a safety concern for pedestrians due to the curved nature of the intersection. Additionally, in our experience with maintenance of refuge islands such as this, we anticipate the proposed design would become a nuisance requiring continual City resources to repair and respond to motorist that hit the island.
2. We acknowledge and appreciate the continuous soil panel provided for the street trees.
3. We understand the competition between the need for paved pedestrian areas and interior green space. However, it is our opinion that planted courtyards are the norm on high-quality building projects and plant-free landscaping is contrary to the nature of Falls Church. We ask for further consideration to address this concern.
4. The City maintains one of the highest recycling rates in the state. Recycling is required for both multi-family and commercial properties per the Solid Waste chapter of the City's Code (Chapter 34). Subsequent submissions should make it clear that a recycling system for all residents and tenants will be implemented. Include pertinent details, such as how recycling will be handled in trash rooms on each floor (if applicable) - and how/where recycling will be consolidated in each loading area.



CITY OF FALLS CHURCH

3/19/18

Building Safety Special Exception, Site Plan Comments

Founder's Row (Broad and West):

1. Tree planter blocks FDC.
2. Tree planter blocks crosswalk on Mason Avenue.
3. It is our understanding that the emergency generator will serve the entire building.
4. It is our understanding that within the fire control room shall have the ability to control the garage ventilation system.
5. Please submit a more detailed description of the proposed construction and a preliminary code analysis for the proposed building(s).
6. What edition of the NGBS will you be using?
7. Please provide us with a copy of the proposed NGBS standard.
8. Please provide us with a schedule of points that you will obtain in order to achieve NGBS Silver for the multi-family portion of the project.
9. Provide fire flow calculation for proposed building.



CITY OF FALLS CHURCH

DATE: March 13, 2018

TO: Carly Aubrey, Principal Planner

FROM: Nancy Vincent, Director, Department of Human Services
Sandra Mclean, Housing Specialist, Housing and Human Services

SUBJECT: Founders Row Affordable Dwelling Unit (ADU) Voluntary Concessions

Instead of offering six (6) percent of the total number of ADUs (rounded up to the nearest whole number) at rents affordable to households whose income is 60% of U.S.

Department of Housing and Urban Development (HUD) area median household income ("AMI") per the Affordable Housing Policy, we request that the units be offered at 40% of HUD AMI, with the understanding that the number of proffered units are subject to negotiation.

The Policy recommends that the ADUs be the same mix as the entire project, however Housing and Human Services requests that all of the ADUs be two bedrooms with and without den.

Staff appreciates that a minimum of one of the ADU units shall be accessible as defined by federal law and all ADU and market-rate units shall be ADA adaptable, as provided by federal law.

As a standard request, all amenities fees are waived for all ADU residents.



NOVA P A R K S

Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.novaparks.com

April 12, 2018

Gary Fuller, Principal Planner
City of Falls Church
Department of Development Services
300 Park Avenue, Room 300 West
Falls Church, VA 22046

RE: Mason Row - Founders Way

Dear Mr. Fuller:

We have reviewed the above referenced plans and dated 3/23/16 and offer the following comments:

- 1. BMP Swale On Park Land** – Sheet C-0707 depicts extensive grading and the installation of a check dam on the W&OD Railroad Regional Park. Sheet 0708 confirms that these facilities are intended to generate credits for nutrient load. Please provide a justification for placing these facilities on park land and state what site improvements are being served or offset by this facility. Also discuss any encumbrances or restrictions that may be associated with this area such as a SWM easement. Finally, please note in the response who the proposed maintaining entity is.
- 2. Test Pits** – Sheet C-0401 shows two test pits on park land; one on the east side of Grove Ave and one on the west side of N. West St. Prior to test pitting the applicant will be require to complete the NOVA Parks test pit application and pay any associated fees.
- 3. Striping and Markings** –. The centerline of the new trail sections should be solid yellow thermoplastic (90 mil) measuring 5” in width. The comment response letter states that this is reflected on the Striping Plan however, it does not appear to be on sheet C-0406. This sheet does have a line running down roughly the middle of the trail but the purpose of this line is only to provided measurements and does not have any notes (color or material) associated with it.

City of Alexandria
Sean Kumar
Scott Price

Arlington County
Paul Ferguson
Michael A. Nardolilli

Fairfax County
Patricia Harrison
Stella Koch

City of Fairfax
Brian D. Knapp
Arthur F. Little

City of Falls Church
Paul Baldino
Jeffrey Tarbert

Loudoun County
Cate Magennis Wyatt
Daniel Kaseman

The word “STOP” on the west side of N. West St. does not appear to be centered in the trail

4. **Trail Stop Signs** – Sheet C-0407 shows stop signs on the east and west side of N. West St. that are located in the paved surface of the trail or sidewalk. Signs located in this manner will likely cause safety concerns, particularly among bicycle users, during periods of heavy trail traffic. These stop signs should be relocated to grass areas adjacent to the trail at least two feet from the surface of the trail.
5. **Signalization at N. West Street** – In previous conversations with the applicant and the City of Falls Church, NOVA Parks expressed a desire to have input into the signal timing at N. West Street to ensure trail users are thoroughly considered in terms of timing and during. NOVA Parks had specific concerns that trail users would not have a dedicated crossing period free from traffic making right on red turns from SB N. West Street. At this time it appears that Wells + Associates has completed the Signal Warrant Analysis and has concluded that a signal is justified at the intersection of N West St./ Park Ave. and the W&OD Trail. Please comment on how this signal will be utilized to ensure the safety of trail users. Specifically, will this signal have a dedicated phase for trail users? Has it been concluded whether or not right on red will be permitted coming SB on N. West St.?

Please label the pedestrian signal on the east side of N. West St.

6. **Maintenance of Traffic** – The construction of the facilities on NOVA Parks’ land depicted on the above referenced application will likely require the trail traffic to be rerouted for some period of time. In future submissions the applicant should show how trail traffic will be maintained safely at all times during construction.
7. **Licensing of Facilities and Construction** – The subject application proposes construction of facilities on NOVA Parks’ land to include crosswalks, curb ramps, storm drains, landscape, sidewalks and bike/ped signal controls. These facilities and construction activities must be licensed for installation and ongoing maintenance through NOVA Parks. Given that the applicant will be responsible for construction of the improvements, and that most facilities will be integrated into Falls Church’s traffic and storm water systems for maintenance, both parties will be signatories in this license. NOVA Parks will draft and submit for review the proposed license as the site plan moves closer to approval.
8. **Dominion Virginia Power** – Dominion Power holds an exclusive easement over the entire W&OD Railroad Park right of way. All aspects of this plan should be coordinated

with Dominion Power including but not limited to the species of plants proposed, the location of any new/relocated utility and new subsurface structures such as culvert pipes.

Thank you for the opportunity to comment. Please contact me at 703-359-4615 or at mdepue@nvrpa.org if you have any questions or concerns.

Sincerely,



Michael DePue
Land Manager